

32-62-6

OK 7712PG048

TRANSFER
TAX
PAID

WARRANTY DEED
039820

Diane M. Veilleux, of Waterville, Kennebec County, Maine, for consideration paid, *grants* to **Jacquelyn B. Lawler**, of Madison, Somerset County, Maine, with *Warranty Covenants*, the land in Waterville, Kennebec County and State of Maine, more particularly bounded and described as follows:

Unit 6 (known as #227) in the Condominium known as Ridgewood Heights Condominium, situated in the City of Waterville, County of Kennebec and State of Maine, together with the Allocated Interests appurtenant to each such Unit, all as more fully set forth in the Declaration of Condominium of Ridgewood Heights Condominium, dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3, as amended from time to time (the "Declaration"), and in the Plats and Plans of the Condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time.

Including all furniture, furnishings, fixtures and personal property, if any, appurtenant to the Unit(s):

These premises are subject to:

- (a) Existing utility easements, rights and lines located on the premises, including the Central Maine Power Company, New England Telephone Company and Kennebec Water District easements, rights and lines.
- (b) Applicable state and municipal statutes, regulations, ordinances, permits, approvals and laws, including, without limitation, the terms of the Site Location of Development Act Order and the approvals from the City of Waterville.
- (c) The covenant running with the land that future use of the premises shall be restricted to residential use only with no commercial use of any type. Residential condominiums shall be permitted and rental of residential units shall not be deemed commercial use.
- (d) The condition that there be no further subdivision without the necessary state and local (Planning Board) approvals, Unit

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Owners Association approvals, and Declarant approvals, except that Declarant, its successors and assigns shall not need Unit Owner or Unit Owners Association approval for the construction of additional units pursuant to its Development Rights and Special Declarant Rights and Special Declarant Rights set forth in the Declaration.

- (e) Those matter set forth in or referred to in the Declaration of Condominium of Ridgewood Heights Condominium, dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3, as amended from time to time (the "Declaration"), the By Laws of the Ridgewood Heights Owners Association and in the Plats and Plans of the Condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time, including without limitation the sixty (60) foot wide permanent greenbelt buffer strip along the stream as shown on the Condominium Plats.

Being the same premises conveyed to Diane M. Veilleux by Warranty Deed of William A. Lee, III and Linda H. Lee dated July 25, 2002 and recorded in the Kennebec County Registry of Deeds in Book 6999, Page 261.

WITNESS my hand this 30th day of October, 2003.

Donna F. Chapman
Witness

Diane M. Veilleux
Diane M. Veilleux

State of Maine
Kennebec, ss

October 30, 2003

Then personally appeared the above named **Diane M. Veilleux** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Robert J. Ringer, Jr.
Robert J. Ringer, Jr.
Notary Public

RECEIVED KENNEBEC SS.

2003 NOV -3 AM 9:00

ATTEST: [Signature]
REGISTERED CLERK